

APP10

Application Number: 12/02141/FUL
Minor

Replacement windows and doors to front elevation

AT 9 Osborne Street, Wolverton, Milton Keynes

FOR Miss Ruth Crane

Target: 18th December 2012

Ward: Wolverton

Parish: Wolverton & Greenleys Town
Council

Report Author/Case Officer: Chris Megson

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Head of Team: Alex Harrison

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is a Victorian mid terraced residential dwelling located within the Wolverton Conservation Area. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.2 The Proposal

The current application seeks consent for the replacement of the existing windows and doors of the front elevation. Details of the proposal as described above can be seen in the plans appended to this report.

1.3 The application is brought forward to this committee as the applicant; Miss Crane, is an employee at Milton Keynes Council, which has prevented the application being determined under the scheme of delegation.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework paragraph

- Section 7: Requiring Good Design

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality;
D2 – Design of Buildings;
HE6 – Conservation Areas

Supplementary Planning Guidance

None.

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

- 3.1 1. Impact of Proposal on Character and Appearance of the Conservation Area; The existing windows are considered of no merit to the conservation area. The proposed replacement windows and doors will not be of significant harm to the character and appearance of the area. Conditions are included to mitigate the impact of the proposals

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

- 5.1 As noted by the Conservation officer, while many of the nearby neighbouring properties have degraded, much of the Victorian character of the street remains.
- 5.2 The existing windows are considered of no merit to the Conservation Area and in poor condition. It is noted that although the proposed windows are UPVC, they are not considered significantly more harmful to the character and appearance of the conservation area than the existing windows. This element of the proposal is therefore considered acceptable in principle. Further to this, the Conservation Officer requested two conditions. The first requiring the windows to be coloured white rather than a brown wood-stain effect as this would be detrimental to the Victorian character of the street. However, the applicant has indicated that the proposed windows will be white, and so a condition is not necessary. The officer also requested a condition prohibiting the use of trickle vents on any of the windows. A condition to this effect has been included.
- 5.3 The existing door similarly does not considerably contribute to the character of the conservation area. Again the Conservation Officer did not support the proposed door, commenting on its strange “sheeny” finish and modern appearance. However, on this particular occasion, he conceded that the impact of the proposed door does not warrant an objection on conservation grounds. This element of the proposal is also considered acceptable.

6.0 CONDITIONS

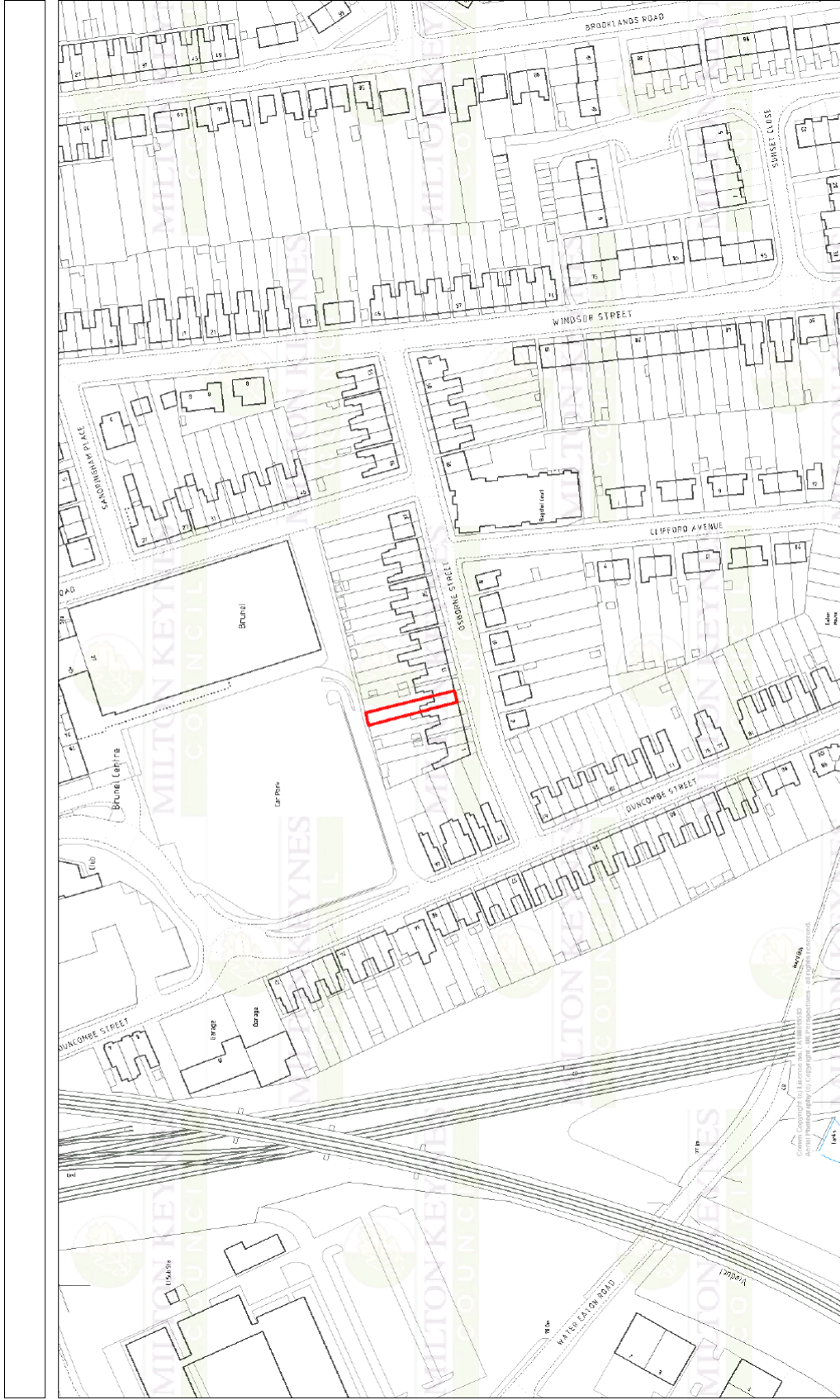
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)

2. Notwithstanding the details on the submitted plans windows shall not include trickle vents, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the character and special interest of the Conservation Area in accordance with policy HE6 of the Milton Keynes Local Plan, adopted December 2005.



Date 14/2/2013
Author:

Scale 1/1250
Centre = 487078 E 233408 N

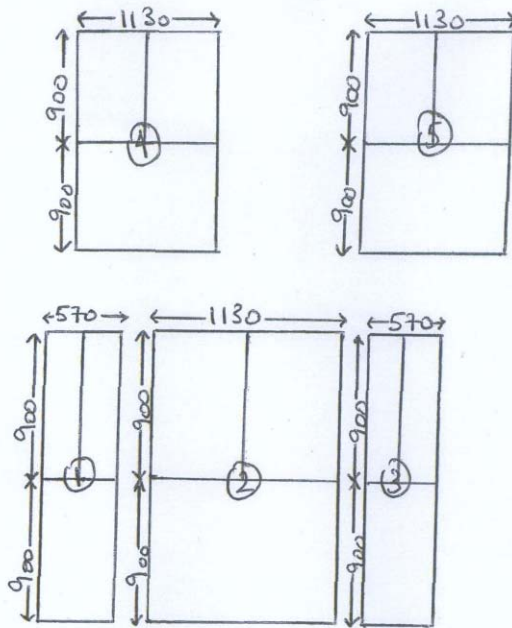
Crown Copyright (C) Licence No. LA100019593
Aerial Photography Copyright (C) Geospaces - All rights reserved.



Measurements
in mm

EXISTING ELEVATION

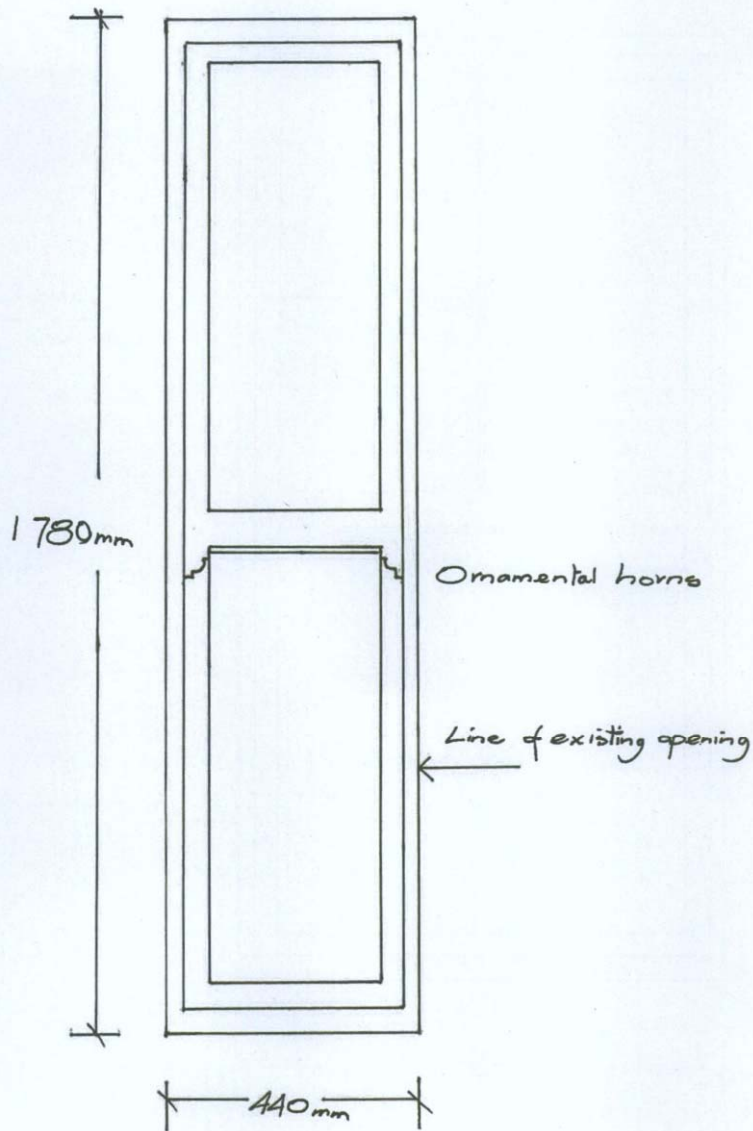
APPENAX 1



9 Osborne Street - Windows 1 & 3 vertical sliding sash

Dimensions are for structural opening

Windows to fit into existing opening

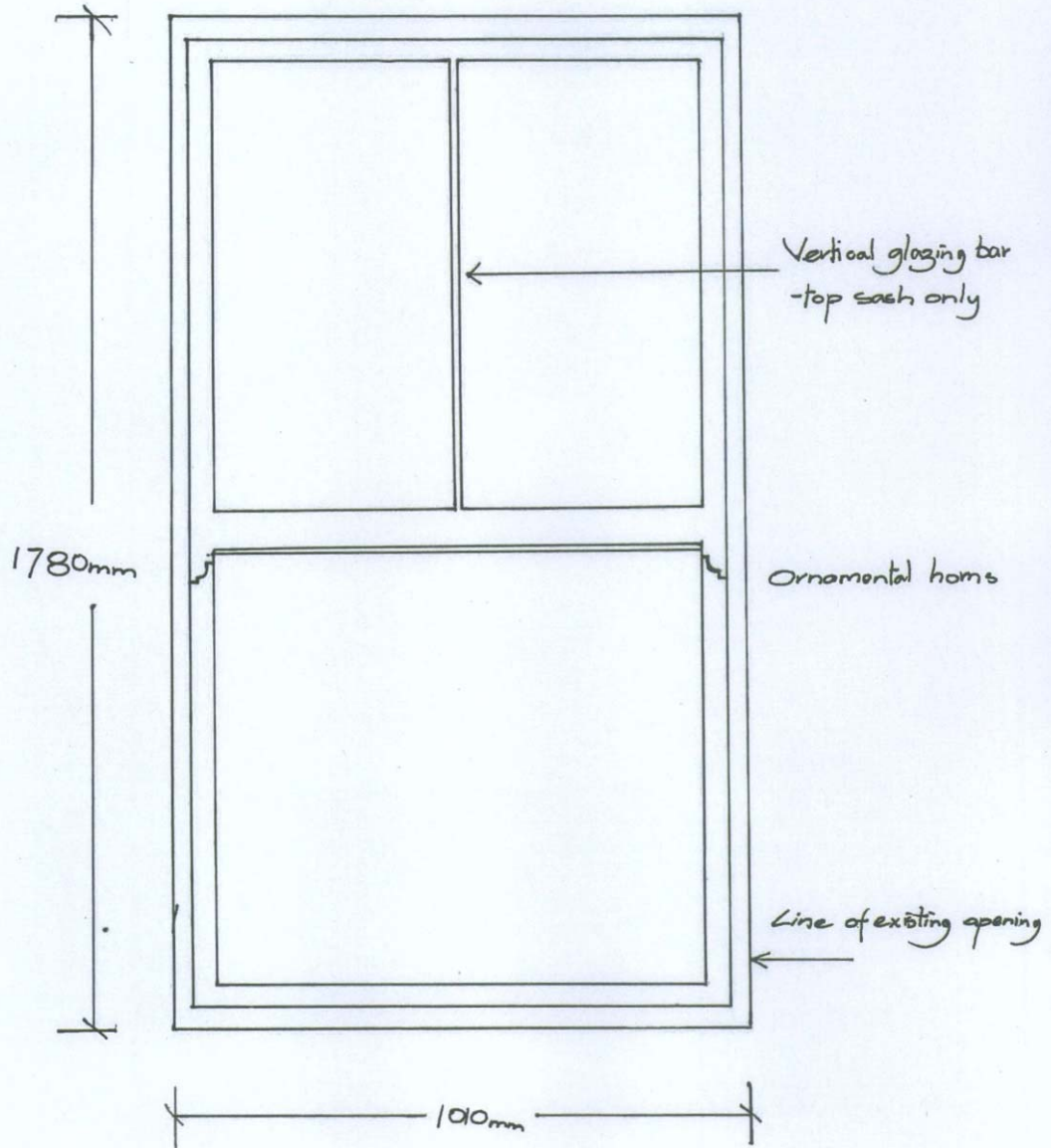


Scale 1:10

9 Osborne Street - Window 2 - vertical sliding sash

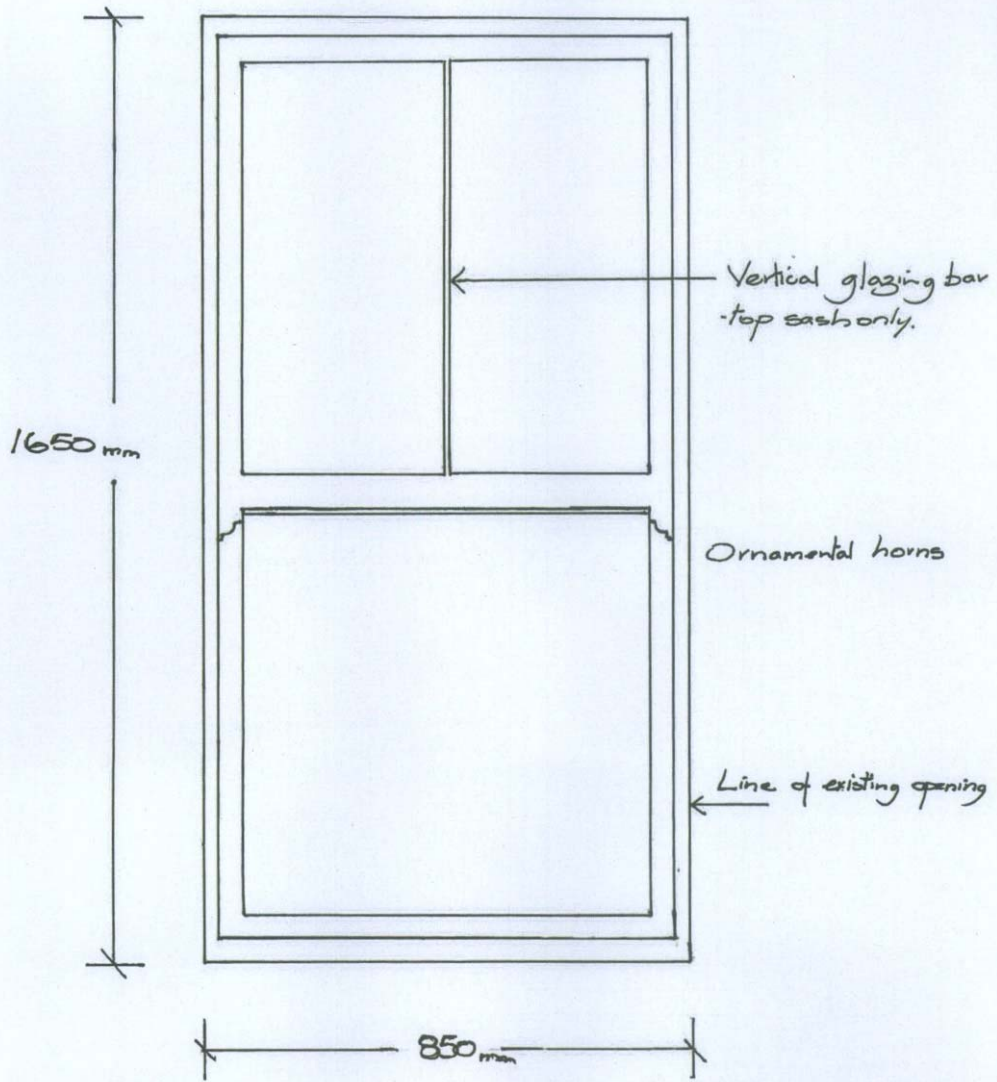
Dimensions are for structural opening

Windows to fit into existing opening



Scale 1:10

9 Osborne Street - Windows 4 & 5 vertical sliding sash
Dimensions are for structural opening
Windows to fit into existing opening



Scale 1:10

The Chatsworth

Glazing Options



Elegance



Spirit



Simplicity



Prairie



Diamond
Available in Clear, Brass, Clear, Red, Blue, Green and Black



Fusion Vivara
Available in Clear, Red, Blue, Green and Black



Murano
Available in Red, Blue, Green and Black



Mackintosh



Classic
Available in Clear, Red, Blue, Green and Black



Brilliance



Twin-panel glazing

Classic Georgian style and refined proportions makes the Chatsworth an elegant choice, fit for the grandest of homes. Twin door lights also makes the Chatsworth incredibly practical as it allows light to flood into your hallway, keeping your interior well lit with natural light.

Left: The door shown features Blue Diamond glass and is finished in Derwent Blue with chrome door furniture.

Colour Options



Please note: All doors are white internally as standard. Colour both sides is available as an option.

Appendix to 12/02141/FUL

A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 None.

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments

Officer Response

A3.1 Conservation And Archaeology

The Conservation Officer did not object to the application, although recommended the inclusion of a condition restricting the use of brown UPVC and inclusion of trickle vents.

See section 5.2

Wolverton and Greenleys Town Council

No comments received

Noted.

Local Residents

The occupiers of the following properties were notified of the application:

5 - 13 Osborne Street Wolverton Milton Keynes

No neighbour comments were received.

Noted.